



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 03, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**PROPOSED 2011 LOS ANGELES COUNTY
GREEN BUILDING STANDARDS CODE
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

Proposed ordinance to adopt, update, and set forth provisions and regulations for the enforcement of the Green Building Standards Code to be known as Title 31 of the Los Angeles County Code as required by State law.

IT IS RECOMMENDED THAT YOUR BOARD:

Introduce, waive reading, and schedule a public hearing on November 23, 2010, regarding an ordinance that adopts by reference the 2010 California Green Building Standards Code, with amendments.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed changes and modifications to building standards contained in the 2010 California Green Building Standards Code are reasonably necessary because of local climatic, geological, and/or topographical conditions, as detailed in the ordinance.
2. Find that the proposed ordinances are exempt from the provisions of the California Environmental Quality Act pursuant to State Guidelines Section 15061(b)(3).
3. Approve the ordinance and establish its operative date as January 1, 2011.

4. Direct the County of Los Angeles Department of Public Works to file the adopted ordinance containing your Board of Supervisors' findings with the California Building Standards Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The enclosed ordinance, when adopted, will update and set forth provisions and regulations for the enforcement of the Green Building Standards Code within the unincorporated areas of the County of Los Angeles (County) and the Contract Cities served by the County that elects to adopt the same ordinance by reference, as required by State law.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1), Community and Municipal Services (Goal 3), and Public Safety (Goal 5) as it provides services to the public that have a wide-reaching positive effect on the entire community. The adoption of the County's Green Building Standards Code provides minimum green building design and construction standards and encourages sustainable construction practices that promote the health and welfare of the general public throughout the unincorporated area of the County. By incorporating the most up-to-date green building standards, the County will be able to ensure that its Strategic Goals are fully addressed.

FISCAL IMPACT/FINANCING

There will be minimal impact on expenditures for the Department of Public Works (Public Works) for training its personnel. All associated costs including these training costs and the printing of the new codes are funded from construction-related plan review and permit revenues from Fiscal Year 2010-11.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The State recently adopted the 2010 Edition of the California Building Standards Code, which includes the 2010 California Green Building Standards Code.

The California Health and Safety Code requires that the County adopt an ordinance that imposes the same building standards as are contained in the 2010 California Green Building Standards Code, with the exception that the County may make amendments to these building standards that are more restrictive and that are reasonably necessary because of local climatic, geological, and/or topographical conditions.

The enclosed ordinance incorporates, by reference, the building standards contained in the 2010 California Green Building Standards Code together with critical and necessary County amendments. In accordance with Sections 17958.5 and 17958.7 of the Health and Safety Code, your Board of Supervisors (Board) must determine and expressly find that the amendments to the State standards are needed because of local climatic, geological, and/or topographical conditions.

The applicable finding(s) for each proposed amendment to the State's building standards are clearly delineated in a chart which is set forth in the proposed ordinance. The ordinance also contains various administrative changes that do not require special local findings.

In its continued efforts to provide consistency within the Los Angeles Basin and to provide the public with locally applicable and efficient codes, Public Works has, again, joined efforts with a majority of the cities within the County to undergo thorough examination of previous and proposed amendments to the building standards published by the State. Many of the proposed local amendments to the State Code are based on the model language generated by the Los Angeles Regional Uniform Code Program. This Regional Program has the support of all 88 cities and the County. The goal of these multijurisdictional groups is to minimize differences in Code language and interpretation within the region, thereby assisting the local construction industry by unifying and streamlining the permitting process.

Health and Safety Code Section 17958 and 18941.5 require that all amendments, together with the unamended portions of the California Green Building Standards Code, become effective 180 days after the publication of the California Building Standards Code. The State has established that date to be January 1, 2011. Accordingly, it is recommended that your Board establish the operative date of the amendments, together with the unamended portions of the California Building Standards Code, to be January 1, 2011. The proposed amendments will then become operative when your Board's findings are filed with the State of California Building Standards Commission.

In accordance with the requirements of Government Code Section 50022.3, your Board must schedule a public hearing after the first reading of the title of the adopting ordinances. Notice of the hearing is required to be published pursuant to Government Code 6066. A copy of the California Green Building Standards Code must be on file with the Executive Office at least 15 days preceding the hearing and made available for public inspection.

A sample, notice is submitted herewith.

ENVIRONMENTAL DOCUMENTATION

Adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) in that it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). The adoption of the proposed ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The adoption of the proposed ordinance does not have such potential.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Other departments embarking on construction projects will be required to comply with the provisions of these ordinances if applications for permits to begin construction are submitted on or after the operative date of these ordinances.

Copies of the proposed code changes were circulated to professional associations within the design and construction communities for review and comments. Public Works has carefully evaluated the comments received as a result of the review and has incorporated those changes into the ordinances, where appropriate.

CONCLUSION

Upon approval of the enclosed ordinance, please return one adopted copy of this letter and one adopted copy of the ordinance to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid, with the first name "Gail" and last name "Farber" clearly legible.

GAIL FARBER
Director

GF:RP:ll

Enclosures

c: Chief Executive Office
County Counsel
Executive Office
Department of Regional Planning
Fire Department